

CITY OF VANCOUVERSPECIAL COUNCIL - NOVEMBER 27, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 27, 1975, at 7:40 p.m., in the Auditorium of Templeton Secondary School, 727 Templeton Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt,
Marzari, Rankin and Sweeney

ABSENT: Alderman Boyce
Alderman Kennedy
Alderman Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. S/E Corner of Venables
and Renfrew Streets

An application has been submitted by Mr. Ross Ritchie, Architect, on behalf of the B.C. Housing Foundation, to rezone Lot 1, Block 2, NW¼ Section 24, T.H.S.L. being the S/E corner of Venables and Renfrew Streets, from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

USES: Senior Citizens Housing Development (including dwelling and sleeping units) and Customarily Ancillary uses, including off-street parking.

FLOOR SPACE

RATIO: Shall not exceed 0.75

HEIGHT: Shall not exceed 3 storeys nor 35 feet measured from the average building grade of Venables Street as determined by the City Engineer.

OFF-STREET

PARKING: One off-street parking space shall be provided for every 6 units.

AND subject to the following:

That the detailed scheme of development be first approved by the Director of Planning following further advice from the Urban Design Panel having due regard for overall design, provision and maintenance of landscaping, provision and maintenance of vehicular ingress and egress, off-street parking areas, outdoor space and conditions of Council approved on January 22, 1974.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

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S/E Corner of Venables and
Renfrew Streets (cont'd)

Mr. W. Gray, Zoning Planner, briefly outlined the proposal for the information of Council.

Mr. Jeff Lowther, representing Hastings-Sunrise Action Council and the Hastings-Sunrise Resource Board, spoke in favour of the development. He also asked Council that when RS-1 areas are being rezoned, careful consideration be given to the nature of the replacing development.

MOVED by Ald. Harcourt,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

(At this point in the proceedings, Aldermen Boyce, Kennedy and Volrich joined the meeting)

2. E/S of Semlin Drive between Triumph
Street and the Lane South of Pandora

An application has been submitted by Mr. Daniel Vanin on behalf of the Greater Vancouver Regional District, to rezone Lots 1-3 & 14-16, Block 29; Lots 1-3, Block 36, all in D.L. 184, being the east side of Semlin Drive between Triumph Street and the lane south of Pandora Street, from (C-2) Commercial District and (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

USES: Townhouses and Apartments and Customarily Ancillary uses including off-street parking.

FLOOR SPACE

RATIO: Shall not exceed 0.80 on each site.

HEIGHT: Shall not exceed two storeys plus a basement.

OFF-STREET

PARKING: Each site shall provide 14 off-street parking spaces or a minimum of 1.28 spaces per unit.

AND subject to the following:

That the overall detailed scheme of development to be approved by the Director of Planning having particular regard for the overall design, provision and maintenance of landscaping, provision of useable outdoor space, suitable garbage collection facilities and off-street parking.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Zoning Planner outlined the proposed Development.

Mr. S.J. Mason, Terminal City Iron Works Ltd., asked for clarification of the City's intentions with respect to further expansion of their industry on Block 37, which is directly adjacent to some of the property being considered for rezoning. It was suggested that Terminal City Iron Works Ltd., submit a development permit application detailing their expansion proposals to enable the Planning Department to give this matter due consideration.

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E/S of Semlin Drive between Triumph
Street and the Lane South of Pandora
(cont'd)

Mr. W. Casson spoke on behalf of the applicant and urged approval of the application.

Mr. J. Lowther asked what guarantees could be given that the proposed development can accommodate people of low and middle incomes.

Mr. J. Weyman, Grandview-Woodlands Community Resource Board, urged the City to become involved in building more developments of this type.

Mr. P. Kennedy, operator of an industry in the area, spoke in support of the rezoning.

A resident of the area expressed the hope that in the future, Council will consult the Grandview-Woodlands Planning Committee before undertaking any future rezoning in this area.

MOVED by Ald. Harcourt,

THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

3. E/S of Semlin Drive between Triumph
Street and the Lane North of Hastings

An application has been submitted by the Director of Planning to rezone Lots 1 & 16, Block 29; Lots 1 & 16, Block 36; Lot 1, Block 39; all in D.L. 184, being the east side of Semlin Drive between Triumph Street and the lane north of Hastings Street, from (C-2) Commercial District to (RM-3) Multiple Dwelling District.

The application was approved by the Director of Planning subject to the following:

- (a) That Lot 1, Block 39, D.L. 184 located at the S.E. corner of Semlin Drive and Franklin Street (developed as a restaurant) NOT be rezoned from (C-2) Commercial District to (RM-3) Multiple Dwelling District; and,
- (b) Should the rezoning of Lots 1 & 16, Block 29 and Lot 1, Block 36, All of D.L. 184, be approved by Council to (CD-1) Comprehensive Development District, as part of the G.V.R.D. family housing application [(a) noted above], then no action need be taken in rezoning the above-noted lots from (C-2) Commercial District to (RM-3) Multiple Dwelling District. If Council does not approve G.V.R.D.'s application to rezone the above-noted lots to (CD-1) Comprehensive Development District, then it is recommended that they be rezoned from (C-2) Commercial District to (RM-3) Multiple Dwelling District; and,
- (c) That Lot 16, Block 36, D.L. 184 be rezoned from (C-2) Commercial District to (RM-3) Multiple Dwelling District be approved. (N.E. corner of Franklin Street and Semlin Drive).

The application was also approved by the Vancouver City Planning Commission.

It was noted with respect to (b) above, that in approving the previous rezoning application, this matter has been resolved.

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E/S of Semlin Drive between Triumph
Street and the Lane North of Hastings
(cont'd)

MOVED by Ald. Rankin,

THAT the following applications of the Director of Planning
be approved:

- (a) That Lot 1, Block 39, D.L. 184, located at the S/E
Corner of Semlin Drive and Franklin Street not be
rezoned from (C-2) Commercial District to (RM-3)
Multiple Dwelling District;
- (b) That Lot 16, Block 36, D.L. 184, be rezoned from
(C-2) Commercial District to (RM-3) Multiple Dwelling
District (N/E Corner of Franklin Street and Semlin
Drive).

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

SECONDED by Ald. Cowie,

THAT the report of the Committee of the Whole be adopted,
and the Director of Legal Services be instructed to prepare and
bring in the necessary amendments to the Zoning and Development
By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:10 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of November 27, 1975, adopted on
December 9, 1975.

D. Phillips
MAYOR

B. V. Little
CITY CLERK